

ZT-14-2008

Zone Text Change to the Height Restrictions for Accessory Buildings Staff Presentation by Hannah Thiel, Planner I

Background

Staff is requesting a zone text change for the Height Restrictions for accessory buildings in single family residential zoning districts. This text change would add language to the Height Restrictions section that would limit storage area above accessory buildings to a maximum of five feet. Currently the ordinance only allows accessory buildings to be one story in height. Storage area is allowed in accessory buildings as long as the area is less than a story.

The West Valley City code defines a story as a minimum of seven feet tall clear headroom. There have been some building permits where the applicant has applied for storage space that is just under the regulations for a story and are approved as they meet our city code, but often end up being used for living space above the garage. This text change would still allow storage space above the garage or accessory building, but would only allow up to five feet of storage area. In addition, this text change would note that accessory buildings in the agricultural zones that have less than half an acre of property may use the same standards for accessory buildings in residential zones for setbacks, height restrictions, as well as area coverage on a lot.

Recommendations/ Staff Alternatives

- Approval of the Zone Text Change of the Height Restrictions for Accessory Buildings subject to any conditions or text alterations placed by the Planning Commission.
- Continuance, for resolution of any issues.
- Denial of the Zone Text Change of the Height Restrictions for Accessory Buildings Ordinance.

Attachments

- Proposed Ordinance (Sections 7-6-306 and 7-6-210)

Applicant:

West Valley City

Discussion: Hannah Thiel presented the application. Terri Mills felt that there may be issues regarding agricultural lots that are less than .5 acre in size. She mentioned that for lots that are less than .5 acre the agricultural zone does not allow for animal rights and expressed some concerns in regard to the proposed restrictions on height.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval of the Zone Text Change of the Height Restrictions for Accessory Buildings.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	yes
Commissioner Matheson	yes
Commissioner Mills	yes
Chairman Woodruff	yes

Unanimous - ZT-14-2008 – Approved